

CITY OF LADUE

Building Department

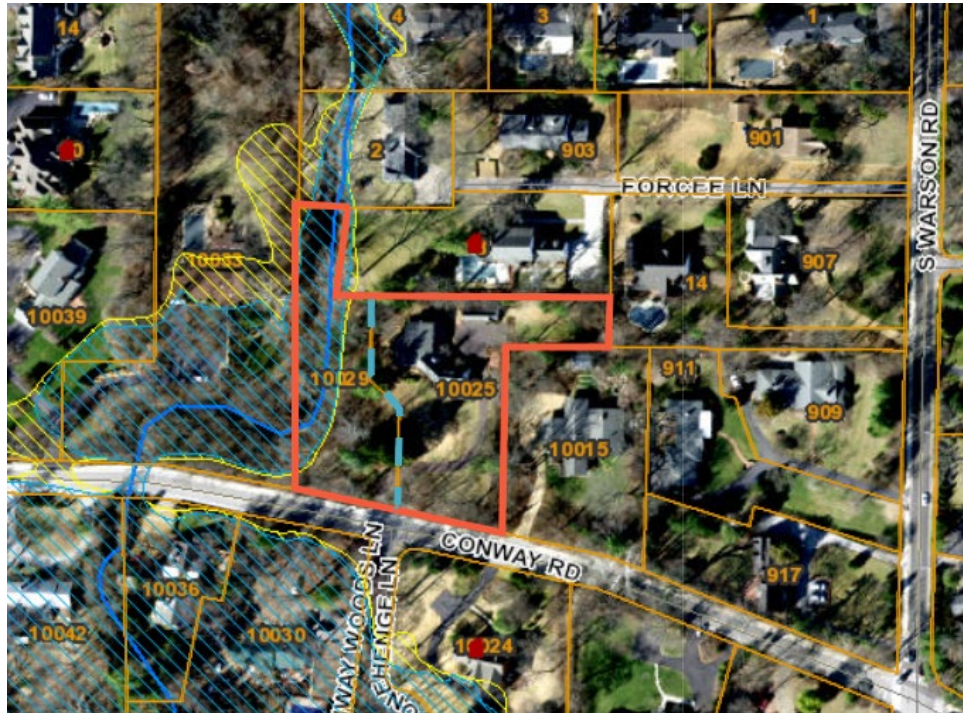
CITY OF LADUE ZONING AND PLANNING STAFF REPORT April 26, 2021

SMALL SUBDIVISION/CONSOLIDATION

Address of property: 10025 and 10029 Conway
Applicant: D&B Realty
Action Requested: Lot Consolidation of 2 parcels into 1

PROPERTY/ZONING

- Property lies in the C Residential District
- The currently existing lots at 10025 and 10029 Conway were created in a subdivision known as H Carter Estates, which was recorded in 1998. Lot 1 of this subdivision is a little over 30,000 square feet and Lot 2 is just over an acre.
- It appears that both lots were transferred to D&B Realty in January and are under the same ownership.
- The C zoning district requires a minimum lot width of 120 feet and a minimum frontage of 90 feet. This subdivision meets these requirements.
- The consolidated subdivision lot will be 1.736 acres in size. This exceeds the minimum required lot size of 30,000 square feet and is in compliance with the zoning code.



- The plat shows the required Ladue setbacks as well as the setbacks from the previous subdivision plat. The City requires that all lots comply with the current setback requirements, even if the setbacks on the subdivision plat are less than our current required setbacks.
- At least half of the existing Lot 1 of the subdivision is in the floodplain, leaving only a small portion of Lot 1 that could be built on.
- The proposed consolidated lot has more than five (5) sides, which is particularly discouraged by the subdivision regulations. The subdivision code states that 5-sided lots may be approved when the lot is more than 30,000 square feet and when the shape of the lot is consistent with other lots in the area. The existing lots are irregular in shape, each having a narrow appendage as part of the lot, and many of the lots near this proposed subdivision are also irregularly shaped. This subdivision is not creating any new property lines; the shape of the lot has been defined by the previous development of the area. The new lot will not have more sides than either of the existing irregular lots.
- This lot is in compliance with the 3:1 maximum ratio of depth to width for subdivision lots.

PLANNING CONSULTANT COMMENTS AND RECOMMENDATION:

I recommend that the requirement that the number of sides of the subdivision lot not exceed five (5) be waived. This lot meets the minimum size for such a waiver to be granted. It also meets the other criteria for a waiver to be granted since the existing property lines have been previously established by the previous development of the area and several of the surrounding lots are also irregular in shape.

The consolidation of these lots as depicted on this subdivision plat is recommended for approval.